

BID PROPOSAL FORM – NEGOTIATED SALE

The undersigned, as bidder, hereby declares that he/she has examined the Instructions to Bidder for Negotiated Sale dated _____, and that he/she has inspected the property identified as PMI 1157 which is described as follows:

Being as shown on Sheet 12D of the plans for Route 76, State Highway Project TR00-020-101, RW-201 and lying south of and adjacent to the south existing right of way and limited access line of Route 686, Jahnke Road, from a point approximately 70 feet opposite approximate Station 102+45 (Route 686 proposed construction centerline) to a point approximately 70 feet opposite approximate Station 103+85 (Route 686 proposed construction centerline) containing 0.193 acres, more or less, land; and being a part of the same lands acquired from Sylvia R. Grandis, Widow, by deed dated September 19, 1985, recorded in Deed Book 1739, Page 065, in the office of the Clerk of the Circuit Court of the County of Chesterfield, Virginia. For a more particular description of the land herein conveyed, reference is made to the attached photocopy of said Sheet 12D, showing outlined in RED the said land.

The property has a 16' water easement across the east property line outlined in blue and a 15' joint use easement for Verizon and Virginia Power across the west property line outlined in yellow. The conveyance will be contingent upon the buyer granting these easements.

Bidder agrees to accept PMI 1157 "as is" without warranty by the Seller as to its condition, value or usefulness for any purpose, except as may be specified in the Instruction to Bidder for Negotiated Sale dated _____.

The undersigned hereby agrees to purchase PMI 1157, upon the terms and conditions stated in the Instruction to Bidders for Negotiated Sale dated _____, for the sum of \$_____.

A cashier's check, certified check or money order made payable to the ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, for the sum of \$_____, which is 10% of the above bid, is attached and will be applied to the purchase price if the undersigned is the successful bidder.

The undersigned further agrees, upon written acceptance of this bid and within the specified time, that he/she will pay the balance of the purchase price upon delivery of the deed. Should the successful bidder fail to pay the balance of the purchase price, the sale will be declared void by the Virginia Department of Transportation and the bid deposit will be forfeited and retained as liquidated damages and not as a penalty. The next highest bidder may be notified and offered the property.

Assignments of this form will not be permitted without the expressed written consent of the Virginia Department of Transportation.

By: _____
Title: _____
Firm (if applicable): _____
Address: _____
Telephone: _____
Date: _____

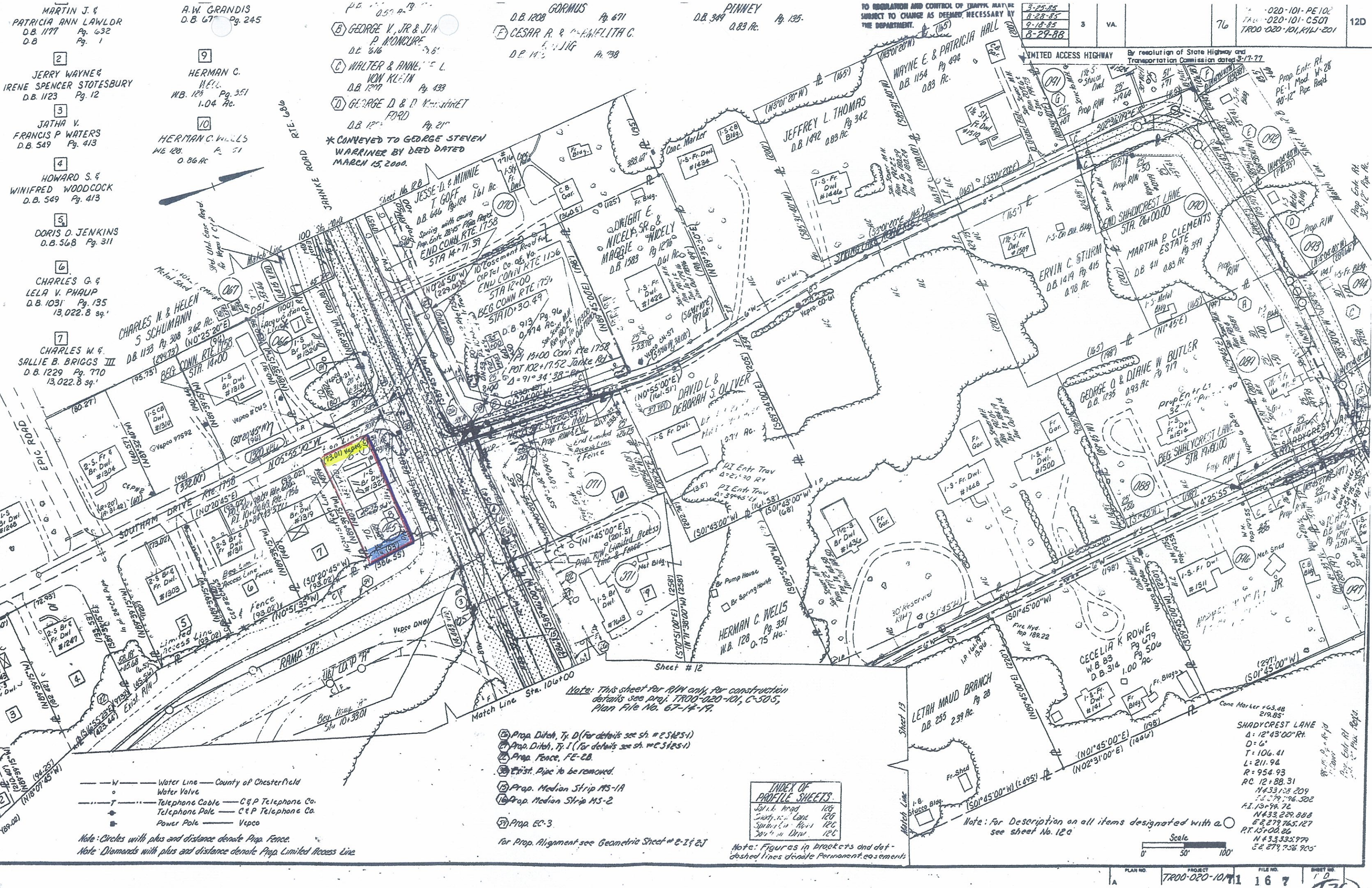
INSTRUCTIONS TO BIDDER – Negotiated Sale – Enter Date

1. The Virginia Department of Transportation (VDOT) is authorized to sell certain lands that are not needed for VDOT's purposes. This property, identified as PMI 1157, is located in the County of Chesterfield, Virginia, fronts on Southam Drive and is known as "Parcel 065" on the attached Plan Sheet.
2. VDOT invites bids for the purchase of this property on the attached form.
3. The bid proposal form may be mailed to VDOT, Right of Way Department, 1401 East Broad Street, Richmond, VA 23219 or any other method chosen by Bidder (Buyer) at Bidder's (Buyer's) expense. The risk of misdelivery shall be upon the Bidder (Buyer).
4. A cashier's check, certified check or money order made payable to ***TREASURER OF VIRGINIA, VIRGINIA DEPARTMENT OF TRANSPORTATION***, in the amount equal to 10% of the bid must accompany all bids. This amount will be applied against the purchase price of the successful Bidder (Buyer). In the event of default on the part of the Buyer, the bid deposit shall be forfeited and retained by VDOT as liquidated damages. No bid will be considered unless it is accompanied by the required deposit.
5. Acceptance of the bid and conveyance of the property is subject to the approval of the Commissioner of VDOT, or his designee.
6. The property is being sold "as is" with conveyance by quitclaim deed. Notification will be given the Buyer when the deed is ready for delivery and balance of payment is due.
7. It shall be responsibility of VDOT to have the deed properly recorded. It is the responsibility of the Buyer to pay recordation fees and taxes normally paid by a purchaser, as well as all other costs incurred by the Buyer in connection with the conveyance.
8. Bids must be signed and will be accepted only on the form provided. The Bid Form, along with the Instructions to Bidders, shall be construed to be the contract of sale with the successful Buyer. Failure to submit a bid on the attached form; the making of any modification, addition or amendment to the form or its conditions; or the submission of any terms or conditions other than those contained in the Invitation to Bid, shall be grounds for rejection of the bids. Bids must be for a fixed and certain sum of the lawful money of the United States of America. Any offer not for a fixed and certain sum of such money, including but not limited to any offer of goods, services, real property, securities, money of another nation, or any other thing, in whole or in part, shall invalidate the bid.
9. The right is reserved to reject any and all bids if, at the discretion of VDOT, they are found not to be in the best interest of the Commonwealth.
10. ALL INFORMATION RELATING TO THE PROPERTY IS PROVIDED TO THE BEST KNOWLEDGE AND BELIEF OF VDOT. HOWEVER, IT IS THE RESPONSIBILITY OF THE BUYER TO VERIFY ALL INFORMATION PROVIDED.

NOTE: The following documents are enclosed as part of this Request for Proposal:

Negotiated Sale Bid Proposal Form
Instructions to Bidder
Plat/Plan Sheet(s) of Property
Chesterfield County Plat Showing a 16' Water Easement

For further information, contact: Elaine Zembruski
Virginia Department of Transportation
1401 E. Broad Street
Richmond, Virginia 23219
Telephone: (804) 786-1729
Email: Elaine.Zembruski@VDOT.Virginia.gov



MARTIN J. &
PATRICIA ANN LAWLDOR
D.B. 1177 Pg. 632
D.B.
Pg. 1

9
JERRY WAYNE &
IRENE SPENCER STOTESBURY
D.B. 1123 Pg. 12

3
JATHA V.
FRANCIS P. WATERS
D.B. 549 Pg. 413

4
HOWARD S. &
WINIFRED WOODCOCK
D.B. 549 Pg. 413

5
DORIS O. JENKINS
D.B. 568 Pg. 311

6
CHARLES G. &
LELA V. PHAUP
D.B. 1031 Pg. 135
13,022.8 sq. ft.

7
CHARLES W. &
SALLIE B. BRIGGS III
D.B. 1229 Pg. 770
13,022.8 sq. ft.

A.W. GRANDIS
D.B. 67 Pg. 245

HERMAN C. WELLS
D.B. 128 Pg. 351
1.04 Ac.
0.86 Ac.

GEORGE V. JR. & JIM
P. MONCURE
D.B. 616 Pg. 351

WALTER & ANNE, L.
VON KLEIN
D.B. 1277 Pg. 433

GEORGE D. & D. M. JURET
FORD
D.B. 127 Pg. 211

* CONVEYED TO GEORGE STEVEN
WARRINER BY DEED DATED
MARCH 15, 2000.

JESSE D. & MINNIE
T. GOFF
D.B. 646 Pg. 124

DWIGHT E. &
NICOLE SR. &
NICOLE
D.B. 1583 Pg. 1270

DAVID L. &
DEBORAH S. OLIVER
D.B. 1235 Pg. 717

HERMAN C. WELLS
D.B. 128 Pg. 351
0.75 Ac.

CESAR R. & ANAELITA C.
D.B. 141 Pg. 138

JEFFREY L. THOMAS
D.B. 1492 Pg. 342

WAYNE E. & PATRICIA HALL
D.B. 1154 Pg. 494

ERVIN C. STURM
D.B. 1419 Pg. 415

MARTHA P. CLEMENTS
ESTATE
D.B. 411 Pg. 359

GEORGE O. & DIANE W. BUTLER
D.B. 1235 Pg. 717

CECELIA K. ROWE
D.B. 83 Pg. 506

LETRA MAUD BRANCH
D.B. 255 Pg. 28

TO REGULATION AND CONTROL OF TRAFFIC MATTER
SUBJECT TO CHANGE AS DEEMED NECESSARY BY
THE DEPARTMENT.

3-25-85
8-28-85
9-18-85
8-29-88

3 VA. 76 120

020-101-PE102
020-101-C507
TR00-020-101-R1W-201

LIMITED ACCESS HIGHWAY
By resolution of State Highway and
Transportation Commission dated 3-17-77

SHADYCREST LANE
D.B. 1243 Pg. 1243

CECELIA K. ROWE
D.B. 83 Pg. 506

LETRA MAUD BRANCH
D.B. 255 Pg. 28

W — Water Line — County of Chesterfield
Water Valve
T — Telephone Cable — C & P Telephone Co.
Telephone Pole — C & P Telephone Co.
Power Pole — Vepco

Note: Circles with plus and distance denote Prop. Fence.
Note: Diamonds with plus and distance denote Prop. Limited Access Line.

Prop. Ditch, Ty. D (For details see sh. # C 342-1)
Prop. Ditch, Ty. I (For details see sh. # C 342-1)
Prop. Fence, FE-EB
Exist. Pipe to be removed.
Prop. Median Strip MS-1A
Prop. Median Strip MS-2
Prop. EC-3

Note: Figures in brackets and dot-dashed lines denote Permanent easements

INDEX OF
PROFILE SHEETS

John A. Road	126
Shadycrest Lane	126
Springfield Road	126
201st St. Drive	126

Note: Figures in brackets and dot-dashed lines denote Permanent easements

Note: For Description on all items designated with a circle
see sheet No. 12c

Scale
0 50 100'

PLAN NO. TR00-020-101-167

